

140.0

0005

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,290,100 / 1,290,100
USE VALUE: 1,290,100 / 1,290,100
ASSESSED: 1,290,100 / 1,290,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROONEY ALISSA	<input type="checkbox"/>
Owner 2: NEWKIRK BRIAN JAMES	<input type="checkbox"/>
Owner 3:	<input type="checkbox"/>

Street 1: 60 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: SANDERS BRENT & JULIE -

Owner 2: -

Street 1: 60 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,350 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Vinyl Exterior and 2988 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10350		Sq. Ft.	Site		0	80.	0.71	9									584,402						584,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							90252
							GIS Ref
							GIS Ref
							Insp Date
							11/29/17

PREVIOUS ASSESSMENT

Parcel ID 140.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	699,400	5500	10,350.	584,400	1,289,300	1,289,300	Year End Roll	12/18/2019
2019	101	FV	523,300	5500	10,350.	547,900	1,076,700	1,076,700	Year End Roll	1/3/2019
2018	101	FV	494,600	5500	10,350.	452,900	953,000	953,000	Year End Roll	12/20/2017
2017	101	FV	494,600	5500	10,350.	416,400	916,500	916,500	Year End Roll	1/3/2017
2016	101	FV	494,600	5500	10,350.	379,900	880,000	880,000	Year End	1/4/2016
2015	101	FV	373,700	5500	10,350.	372,600	751,800	751,800	Year End Roll	12/11/2014
2014	101	FV	353,900	5500	10,350.	346,300	705,700	705,700	Year End Roll	12/16/2013
2013	101	FV	353,900	5500	10,350.	329,500	688,900	688,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS BRENT &	72863-472	1	7/1/2019		1,330,000	No	No		
GERVAIS MICHAEL	64015-33		8/1/2014		934,000	No	No		
SCALFATI EMILY/	63551-133		4/30/2014	Estate/Div	805,000	No	No		
SCALFATI EMILY	31527-325		6/21/2000	Convenience		1	No	No	
SCALFATI JULIE/	25503-68		7/21/1995			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2015	1861	Redo Bat	47,150					
10/20/2002	880	Add Bath	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	355	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	2	Rating: Very Good		A Bath:	Rating:			TOILET-BMT.											
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:			%																
Roof Struct: 3 - Gambrel																			
Roof Cover: 1 - Asphalt Shgl																			
Color: WHITE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: B - Good (-)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1913	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Upper				Other											
Jurisdct: G15		Fact: .		Lvl 2															
Const Mod:				Lvl 1															
Lump Sum Adj:				Lower															
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	8	5							
Sec Int Wall:		%		Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 4 - Carpet				Name:				Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 3 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.0-0005-0004.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X22	A	AV	1913		20.68	T	40	101			5,500		5,500	
More: N	Total Yard Items:	5,500	Total Special Features:									Total:	5,500						